

A wooden gavel with a dark handle and a light-colored head, resting on a white surface. In the foreground, a set of keys with a silver ring and a dark key is visible. The background is a blurred image of a document with some text and a yellow highlighter.

KIVELLS

Collective Property Auction
September 2026 Results

Sam Turner MNAEA
Director

Incredible auction results reinforce Kivells' reputation as the most successful and professional auctioneers in Devon and Cornwall.



We are proud to be the most successful property auctioneers in Devon and Cornwall, with in excess of £70 million worth of properties sold by this method of sale.

- Sam Turner MNAEA - Director



Kivells' Property Auctions continue to generate fantastic results, with over 100 lots going under the auction hammer in 2025.

Increased competition and exposure, alongside our bespoke marketing plans, online bidding and the hard work of our dedicated and experienced team, has helped us achieve some fantastic results, with properties being sold across the length and breadth of Devon and Cornwall.

Demand for land across the South West remains high, with fierce bidding in the auction room for a variety of lots, ranging from 0.04 acres to 38.26 acres in size during 2025

With over 10 million property views online, and in excess of 200,000 live online auction views, this method of sale is proving ever more popular with both sellers and buyers alike.

Kivells have the experience and in-house

expertise to ensure a successful outcome for our clients.

With more and more people seeing the benefits of selling and buying through this method of sale, there has never been a better time to choose the right agent.

Choose certainty, choose Kivells.

Why choose Kivells?

Kivells are a proudly independent firm selling property in Cornwall and Devon since 1885 and know the local market intimately. Kivells hold collective auctions for all property types and have a long, successful history throughout the West Country.



We have our own in-house experienced and dedicated professional auctioneers.



Quick and effective method of sale - at the fall of the hammer, the deal is done.



Competitive bidding ensures the best market price for your property.



Vibrant auction rooms create an atmosphere encouraging purchasers to bid.



Bespoke marketing plan to maximise exposure of your property.



Property may still be sold prior to the auction.



Online bidding available to maximise exposure.

Each lot entered into our auctions can be found on the Kivells website, the leading property portals and we provide a comprehensive marketing reach including local newspapers and social media.



www.kivells.com

[@KivellsProperty](https://twitter.com/KivellsProperty)

Think property auctions, think Kivells.

Bude

| Exeter

| Holsworthy

| Launceston

| Liskeard

Auction figures

Over
100 lots
offered
during 2025

Kivells
auctions
attract
**international
interest**

Over
200,000 live
online auction
views

Over
10 million
auction
property views
online



A message from our Auctioneer



“

Property auctions are an extremely effective method of sale for the right property. With years of in-house expertise here at Kivells, your property really is in the best hands.

- Simon Alford - Director.

”

Auction venue

Kivells' collective auctions are held at Lifton Strawberry Fields in Devon; a vibrant yet relaxed atmosphere which is perfect for

encouraging bidding. The whole evening is hosted by experienced Kivells staff, from a warm welcome and registration, through to bidding and signing of contracts.

**Lifton Strawberry
Fields
Lifton
Devon
PL16 0DH**



Wednesday 2nd September

LOT 1 | Trerulefoot

Guide: £50,000 - £55,000 | SOLD: £46,000

Approximately 6.12 acres of pasture and naturally regenerated woodland.

The land is accessible off a lane leading to a hardcore track, which provides access to a small range of temporary buildings which are located on level areas providing scope for refurbishment.



LOT 2 | Pyworthy, Holsworthy

Guide: £200,000 | SOLD: £280,000

A detached four bedroom farmhouse occupying a delightful rural setting within just under 11 acres of land.

Requiring complete renovation and modernisation, the property offers exceptional potential to create a stunning family home.



Wednesday 2nd September

LOT 3 | Yelverton

Guide: £195,000 | SOLD: £230,000

9.14 acres of land and stables in a beautiful setting with outstanding views to Dartmoor.

Land and stables at Harrowbeer Lane present an excellent opportunity to acquire a well-established equestrian property in a highly sought-after location.



LOT 4 | Bradworthy, Holsworthy

Guide: £225,000 | SOLD: £315,000

A useful block of predominantly Grade 3 agricultural land extending to approximately 22.53 acres.

Land at Lake is contained within a ring fence and arranged as six well defined enclosures bordered by mature hedge banks. The land is laid to pasture and has recently been used for grazing and mowing purposes.



Wednesday 2nd September

LOT 5 | Bradworthy, Holsworthy

Guide: £750,000 | SOLD: £750,000

Little Silworthy farmhouse, agricultural buildings and land, in all about 44.84 acres.

The property enjoys a peaceful outlook over the surrounding North Devon countryside, offering a sense of seclusion whilst remaining accessible.



LOT 6 | Bradworthy, Holsworthy

Guide: £275,000 | SOLD: £422,000

Approximately 36.06 acres of mainly level pasture land.

Whilst the land has been utilised primarily for grazing in recent years, it has not been intensively farmed and offers significant scope for investment and improvement.



Wednesday 2nd September

LOT 7 | Bradworthy, Holsworthy

Guide: £10,000 | SOLD: £22,000

A level parcel of land extending to around 0.50 acres, benefitting from direct road access.

The land comprises a single enclosure, laid to grass and bordered by established hedgerows, providing a clearly defined and manageable area suitable for a variety of amenity or recreational uses.



LOT 8 | Boyton, Launceston

Guide: £200,000 | SOLD: £280,000

Just over 26 acres of gently sloping pasture land with good access in a rural yet accessible location.

Benefitting from parish road frontage and access, the majority of the land is down to permanent pasture and has been used for grazing and forage conservation.



Wednesday 2nd September

LOT 9 | Trebursye, Launceston

Guide: £30,000 | **WITHDRAWN**

Approximately 3.09 acres of sloping pasture land.

The land comprises a pretty three corner sloping field, all down to pasture. Natural hedge banks interspersed with a number of mature trees form the boundaries and the land has parish road frontage on its western and northern boundaries, where there is also an access gateway.



LOT 10 | Blisland, Bodmin

Guide: £45,000 - £50,000 | **SOLD: £85,000**

Approximately 4.55 acres of pasture land ideal for those with equestrian interests, or to keep livestock or use for amenity purposes.

The land benefits from parish road frontage and access, and has natural hedge bank boundaries with post and wire fencing.



Wednesday 2nd September

LOT 11 | Inwardleigh, Okehampton

Guide: £125,000 | **WITHDRAWN**

Approximately 12.67 acres comprising a level and gently sloping pasture field with natural hedge bank boundaries.

Land at Waytown enjoys excellent access off the parish road and is only 2 miles from the A3079 Holsworthy to Okehampton main road.



LOT 12 | Launceston

Guide: £99,950 | **UNSOLD**

Adeceptively spacious end-terraced property in need of renovation and refurbishment throughout.

With a large garden, two bedrooms and accommodation spread across three floors, 4 Fairfax Place is bursting with huge potential.



Wednesday 2nd September

LOT 13 | Dobwalls, Liskeard

Guide: £100,000 | SOLD PRIOR: £112,000

A two bedroom detached bungalow with excellent potential for renovation or redevelopment, STPP.

There is ample off-road parking to the front elevation whilst to the rear is a fantastic low maintenance garden with areas of level lawn and mature trees and shrubs bordering.



LOT 14 | North Petherwin

Guide: £295,000 | SOLD: £340,000

A Grade II listed farmhouse, yard, outbuildings and approximately 6.85 acres.

In need of complete renovation and modernisation, the farmhouse offers an exciting opportunity to create a charming, characterful home.



Wednesday 2nd September

LOT 15 | North Petherwin

Guide: £50,000 | SOLD: £55,000

Approximately 5.64 acres of pasture land.

The land is divided into two handy sized enclosures which are level/gently sloping and all down to permanent pasture. Natural hedge banks form the boundaries.



LOT 16 | North Petherwin

Guide: £145,000 | SOLD: £158,000

Approximately 15.87 acres of gently sloping pasture land with road frontage and access.

The land benefits from parish road access and comprises two similar sized enclosures with natural hedge bank boundaries.



Wednesday 2nd September

LOT 17 | Pensilva, Liskeard

Guide: £140,000 | SOLD: £140,000

A three bedroom semi detached bungalow in a popular Cornish village.

Penrest is offered to the market for the first time in over 20 years and represents an excellent renovation or redevelopment project.



LOT 18 | Upton, Bude

Guide: £95,000 | UNSOLD

Approximately 3.59 acres of land with excellent sea and countryside views.

This gently sloping land offers natural drainage and year-round usability, found within one enclosure with natural hedge boundaries and stock proof fencing. The paddock is ideal for equestrian or recreational use.



Wednesday 2nd September

LOT 19 | Upton, Bude

Guide: £95,000 | SOLD: £105,000

A versatile parcel of approximately 5.84 acres of gently sloping land with sea views.

Found within one enclosure, the land benefits from mains road access, natural hedge boundaries and stock proof fencing, ideal for grazing or equestrian use.



LOT 20 | Shebbear

Guide: £125,000 - £150,000 | SOLD: £150,000

A detached timber frame two bedroom bungalow set within approximately 0.46 acres.

The size of the plot may offer potential for redevelopment or replacement dwelling, subject to obtaining the necessary planning permissions.



Wednesday 2nd September

LOT 21 | Okehampton

Guide: £100,000 | **UNSOLD**

A unique opportunity to acquire a terraced cottage with large reception room, one bedroom and decking.

The property presents a fantastic first time purchase or investment opportunity and also is within walking distance to local amenities.



LOT 22 | Eastcott, Bude

Guide: £200,000 | **SOLD: £220,000**

A versatile parcel of some 31 acres of gently sloping land with sea views.

Ideal for grazing, equestrian or recreational use, the land boasts a well stocked fishing lake, 5 acres of woodland and a steel framed open barn. The land is also a certified campsite with 10 hardstanding pitches and 10 tent pitches.



Wednesday 2nd September

LOT 23 | Linkinhorne

Guide: £100,000 - £125,000 | **SOLD: £174,000**

A Cornish stone barn offering tremendous potential for redevelopment, STPP.

Orchard Barn occupies an excellent plot of approximately 1.5 acres with a mature orchard located within the grounds. There is great scope to create a beautifully landscaped garden in such a peaceful and tranquil setting.



LOT 24 | Linkinhorne

Guide: £100,000 - £125,000 | **UNSOLD**

An end of terrace character property with tremendous potential.

Having generous mature gardens to the rear elevation and ample space to park multiple vehicles to the front elevation, this is a wonderful property that is situated in a peaceful and tranquil location.



Wednesday 2nd September

LOT 25 | Linkinhorne, Callington

Guide: £10,000 | SOLD: £16,000

A traditional stone built store / workshop in a peaceful Cornish village.

This traditional former workshop offers a wealth of possibilities for its use, occupying a generous plot of approximately 0.16



LOT 26 | Looe

Guide: £50,000 - £75,000 | SOLD: £150,000

A two bedroom mid terrace cottage located moments from the waters edge.

Requiring extensive renovation throughout, Westerleigh is offered for sale for the first time in over 20 years.



ID Requirements

All auctioneers are now required to verify the identity of all bidders before the auction. Bidders will need to register with Kivells on the night of the auction and, in doing so, will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. If we are not fully satisfied, we will not be able to proceed with the transaction.



Unable to attend on the night?

We've got that covered! Kivells are delighted to offer live online bidding for our property auctions. A modern way to secure your next property from the comfort of your own home. Using the latest cutting edge technology, you can bid on your chosen lot in real time, as the auction takes place, without having to attend.

Bidding online is easy:

- 1.** Visit www.kivells.com and navigate to the 'Online Bidding' page.
- 2.** Click the link to download the Online Bidder Registration form.
- 3.** Return the form to us with your ID.
- 4.** We will send you your log-in details.
- 5.** Click the 'Online Auction' button on the day of the auction.
- 6.** Bid on your chosen lot (full instructions can be found on the Kivells website).



2026 Auction Dates

Wednesday
18th February

Wednesday
25th March

Wednesday
22nd April

Wednesday
27th May

Wednesday
24th June

Wednesday
29th July

Wednesday
2nd September

Wednesday
7th October

Wednesday
11th November

Wednesday
9th December

For further
details, including
times and venue,
and information on
how you can bid
online, please visit
www.kivells.com



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